



CITY OF CHARLESTON TECHNICAL REVIEW COMMITTEE (TRC)

RESULTS

Site Plans and Subdivisions

7/13/2017

SITE PLANS, PRELIMINARY SUBDIVISION PLATS, ROAD CONSTRUCTION PLANS AND PHASING PLANS

A meeting of the City of Charleston Technical Review Committee was held at 9:00 a.m. on the above date in the Building Inspections Conference Room, 1st Floor, 2 George St. The following applications were reviewed:

1 NABORS DRIVE

PRELIMINARY SUBDIVISION PLAT

Project Classification: MINOR SUBDIVISION
Address: NABORS DRIVE
Location: JAMES ISLAND
TMS#: 4281600013
Acres: 6.549
Lots (for subdiv): 2
Units (multi-fam./Concept Plans):
Zoning: DR-9

☒ new BP approval tracking

City Project ID #: 170627-NaborsDr-1
City Project ID Name: TRC_PP:NaborsDrive[2lots]

Submittal Review #: 1ST REVIEW
Board Approval Required:

Owner: JAMES ISLAND PLANTATION SERVICES CO,
Applicant: PARKER LAND SURVEYING, INC.
Contact: CRAIG BAUMER

843-554-7777
cbaumer@plssc.com

Misc notes: Preliminary subdivision plat for a 2 lot + easement subdivision.

RESULTS: No show by applicant; Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

2 DANIEL ISLAND, PARCEL L

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: PARKLINE AVENUE
Location: DANIEL ISLAND
TMS#: 2750000181 & 179
Acres: 16.18
Lots (for subdiv): 5
Units (multi-fam./Concept Plans):
Zoning: DI-BP

☒ new BP approval tracking

City Project ID #: 170627-Seven FarmsDr-1
City Project ID Name: TRC_CP:DanielIslandParcelL[Concept]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: THE DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Subdivision concept plan for 5 lot subdivision and associated right -of-way.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the August PC meeting.

3 DANIEL ISLAND, PARCEL J-2

SUBDIVISION CONCEPT PLAN

Project Classification: MAJOR SUBDIVISION
Address: ROBERT DANIEL DRIVE
Location: DANIEL ISLAND
TMS#: 2750000112
Acres: 16.32
Lots (for subdiv): 4
Units (multi-fam./Concept Plans):
Zoning: DI-GO

☒ new BP approval tracking

City Project ID #: 170627-Island ParkDr-1
City Project ID Name: TRC_CP:DanielIslandParcelJ-2[Concept]

Submittal Review #: 1ST REVIEW
Board Approval Required: PC

Owner: THE DANIEL ISLAND COMPANY, INC.

Applicant: THOMAS & HUTTON ENGINEERING CO.

Contact: TONY WOODY

843-725-5229

woody.t@thomasandhutton.com

Misc notes: Subdivision concept plan for 4 lot subdivision and associated right-of-way.

RESULTS: Comments provided. Revise and submit pdf's (in-house) to TRC as needed. After in-house approval submit 3 copies + cd to Zoning for use at the August PC meeting.

#4 4 MAPLE STREET**SITE PLAN**

Project Classification: SITE PLAN

Address: 4 MAPLE STREET

Location: PENINSULA

TMS#: 4631202013, 014, 084, 088

Acres: 0.19

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: LB

☒ new BP approval tracking

City Project ID #: 170627-MapleSt-1

City Project ID Name: TRC_SP:4MapleStreetDevelopment

Submittal Review #: PRE-APP

Board Approval Required:

Owner: JJR DEVELOPMENT

Applicant: FORSBERG ENGINEERING & SURVEYING, INC. 843-571-2622

Contact: MIKE JOHNSON mjohnson@forsberg-engineering.com

Misc notes: Construction plans for new 5,490 square foot commercial building and associated improvements.**RESULTS:** Revise and resubmit to TRC; Construction Activity Application, EPSC Certification, SDSM Checklist, CZC Certification, SWTR & Stormwater Technical Report required.

#5 FOLLY ROAD PUBLIC STORAGE**SITE PLAN**

Project Classification: SITE PLAN

Address: 1439 FOLLY ROAD

Location: JAMES ISLAND

TMS#: 3340000050

Acres: 6.868

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: GB

☐ new BP approval tracking

City Project ID #: 160308-1439FollyRd-1

City Project ID Name: TRC_SP:PublicStorageFollyRoad

Submittal Review #: 2ND REVIEW

Board Approval Required: DRB, BZA-SD

Owner: PUBLIC STORAGE

Applicant: STANTEC CONSULTING SERVICES, INC 843-740-7700

Contact: JOSH LILLY josh.lilly@stantec.com

Misc notes: Construction plans for a new indoor storage facility and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#6 THE PALISADES**SITE PLAN**

Project Classification: SITE PLAN

Address: 195 MAIN ROAD

Location: WEST ASHLEY

TMS#: 2850000049, 176, 177; 2851500058

Acres: 15.91

Lots (for subdiv):

Units (multi-fam./Concept Plans): 204

Zoning: GB

☒ new BP approval tracking

City Project ID #: 150209-MainRd-1

City Project ID Name: TRC_SP:ThePalisadesApartments

Submittal Review #: 3RD REVIEW

Board Approval Required: DRB, BZA-SD

Owner: SOUTHWOOD REALTY

Applicant: THOMAS & HUTTON ENGINEERING CO. 843-725-5269

Contact: SCOTT GREENE greene.s@thomasandhutton.com

Misc notes: Site plan for a proposed 204 unit apartment development and associated improvements**RESULTS:** Minor comments provided. Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 6 copies + cd of pdf to Zoning for stamping.

#7 SWEETGRASS AT JAMES ISLAND**SITE PLAN**

Project Classification: SITE PLAN

Address: 1743 CENTRAL PARK ROAD

Location: JAMES ISLAND

TMS#: 3400900026

Acres: 5.80

Lots (for subdiv):

Units (multi-fam./Concept Plans): 136

Zoning: GB

☒ new BP approval tracking

City Project ID #: 170221-Central ParkRd-1

City Project ID Name: TRC_SP:JamesIslandSelfApartments

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: SEAMON WHITESIDE & ASSOCIATES, INC. 832-884-1667

Contact: TREY LITTLE tlittle@seamonwhiteside.com

Misc notes: Construction plans for a 128 unit apartment development and associated improvements.**RESULTS:** Revise and resubmit to TRC.

#8 OAKFIELD, PHASE 2 (PLAT)

PRELIMINARY SUBDIVISION PLAT

Project Classification: MAJOR SUBDIVISION

Address: CANE SLASH ROAD

Location: JOHNS ISLAND

TMS#: 27800000127

Acres: 38.018

Lots (for subdiv): 93

Units (multi-fam./Concept Plans): 93

Zoning: PUD (SHADE TREE)

☒ new BP approval tracking

City Project ID #: 170627-Cane SlashRd-1

City Project ID Name: TRC_PP:OakfieldPhase2[Plat]

Submittal Review #: 1ST REVIEW

Board Approval Required: PC, BZA-SD

Owner: PULTE HOME CORPORATION

Applicant: HLA, INC.

Contact: RICHARD LACEY

843-763-1166

rlacey@hlainc.com

Misc notes: Preliminary subdivision plat for Phase 2 of the Oakfield (Shade Tree) subdivision.

RESULTS: Revise and resubmit pdf's (in-house) to TRC members as needed. After in-house approval submit 2 copies + cd of pdf to Zoning for stamping.

#9 GO STORE IT JOHNS ISLAND

SITE PLAN

Project Classification: SITE PLAN

Address: 3269 & 3289 MAYBANK HIGHWAY

Location: JOHNS ISLAND

TMS#: 2790000202, 203, 204

Acres:

Lots (for subdiv):

Units (multi-fam./Concept Plans):

Zoning: PUD (LDL PROPERTIES)

☒ new BP approval tracking

City Project ID #: 170411-MaybankHwy-1

City Project ID Name: TRC_SP:GoStoreItJohnsIsland

Submittal Review #: 1ST REVIEW

Board Approval Required: DRB

Owner: WHITE POINT PARTNERS

Applicant: EARTHSOURCE ENGINEERING

Contact: GILES BRANCH

843-881-0525

admin@earthsourceeng.com

Misc notes: Construction plans for climate controlled storage facility and associated improvements.

RESULTS: Revise and resubmit to TRC.

Site plans and subdivisions are reviewed by the following: Dept of Planning, Preservation Sustainability, Zoning Division, GIS Division, Engineering Division, Engineering MS4, Dept of Parks, Dept of Traffic Transportation, Fire Dept and ADA/Legal Division. Individuals with questions concerning the above items should contact Tim Keane, TRC Chair and Director of the Department of Planning, Preservation and Sustainability at Innovation at (843) 724-3765. Files containing information pertinent to the above applications are available for public review at the City of Charleston Zoning Office, 75 Calhoun Street, Charleston County School District Building), Third Floor, during regular working hours, 8:30 a.m. to 5:00 p.m., daily except weekends and holidays.